

082.A

0002

0018.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
466,400 / 466,400

USE VALUE:

466,400 / 466,400

ASSESSED:

466,400 / 466,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ROCKAWAY LN, ARLINGTON

OWNERSHIP

Unit #: 18

Owner 1: CHOW DARRICK

Owner 2:

Owner 3:

Street 1: 18017 CHATSWORTH ST UNIT 510

Street 2:

Twn/City: GRANADA HILLS

St/Prov: CA Cntry: Own Occ: N

Postal: 91344 Type:

PREVIOUS OWNER

Owner 1: FRANKLIN ARLINGTON GROUP -

Owner 2: -

Street 1: 348 PARK ST

Twn/City: NORTH READING

St/Prov: MA Cntry:

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7703										G7		1.				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	466,400			466,400		
Total Card	0.000	466,400		466,400	Entered Lot Size		
Total Parcel	0.000	466,400		466,400	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	371.63	/Parcel:	371.6	Land Unit Type:

Total Card / Total Parcel
466,400 / 466,400



Patriot
Properties Inc.

!15078!

PRINT

Date	Time
12/11/20	04:50:23

LAST REV

Date	Time
07/31/18	13:52:22

danam

15078

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKLIN ARLING	46534-40		11/23/2005		379,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2004	815/737	Redo Kit	23,590	C		G6	GR FY06	re-do 2 bths, add
8/16/2004	737	Redo Kit	23,590	C		G6	GR FY06	REDO BTH, SLIDER,
6/8/2004	542	Siding	13,125			G6	GR FY06	VINYL, REROOF, REP

Date	Result	By	Name
7/31/2018	Measured	DGM	D Mann
1/4/2006	External Ins	BR	B Rossignol
6/17/2005	MLS	BR	B Rossignol
3/29/2005	Info Fm Prmt	BR	B Rossignol
3/11/2005	External Ins	BR	B Rossignol
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH			
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good										
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:										
Foundation: 1 - Concrete				A 3QBth:	Rating:										
Frame: 1 - Wood				1/2 Bath:	Rating:										
Prime Wall: 4 - Vinyl				A HBth:	Rating:										
Sec Wall:	%			OthrFix:	Rating:										
Roof Struct: 1 - Gable				OTHER FEATURES											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good										
Color: BEIGE				A Kits:	Rating:										
View / Desir:				Fapl: 1	Rating: Very Good										
GENERAL INFORMATION				WSFlue:	Rating:										
Grade: C - Average				CONDOS INFORMATION											
Year Blt: 1963	Eff Yr Blt:			Location:											
Alt LUC:		Alt %:		Total Units:											
Jurisdict: G7		Fact: .		Floor: M - Multi-Level											
Const Mod:				% Own: 2.549999952											
Lump Sum Adj:				Name:											
INTERIOR INFORMATION				DEPRECIATION											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %										
Prim Int Wall: 2 - Plaster				Functional:		%									
Sec Int Wall:	%			Economic:		%									
Partition: T - Typical				Special:		%									
Prim Floors: 3 - Hardwood				Override:		%									
Sec Floors:	%			Total:	4.6 %										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY											
Subfloor:				Basic \$ / SQ: 295.00											
Bsmnt Gar:				Size Adj.: 1.35000002											
Electric: 3 - Typical				Const Adj.: 0.99989998											
Insulation: 2 - Typical				Adj \$ / SQ: 398.210											
Int vs Ext: S				Other Features: 75441											
Heat Fuel: 2 - Gas				Grade Factor: 1.00											
Heat Type: 1 - Forced H/Air				NBHD Inf: 0.85000002											
# Heat Sys: 1				NBHD Mod:											
% Heated: 100		% AC: 100		LUC Factor: 1.00											
Solar HW: NO		Central Vac: NO		Adj Total: 488916											
% Com Wall		% Sprinkled:		Depreciation: 22490											
				Deprecated Total: 466426											
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor: 1.00	Before Depr: 338.48										
SPEC FEATURES/YARD ITEMS				Special Features: 0	Val/Su Net: 371.63										
Code	Description	A Y/S	Qty	Final Total: 466400	Val/Su SzAd: 371.63										
Size/Dim	Qual	Con	Year												
Unit Price	D/S	Dep	LUC												
Fact	NB Fa	Appr Value	JCod JFact												
Juris. Value															
PARCEL ID				082.A-0002-0018.0											
More: N	Total Yard Items:	Total Special Features:													
Total:															

Undisplayed Areas:
GLA: 1255

8

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1													
Level	FY LR DR D K FR RR BR FB HB L O														
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals	RMs: 5	BRs: 2	Baths: 1	HB											

REMODELING

Exterior:	No Unit	RMS	BRS	FL										
Interior:	1	5	2											
Additions:														
Kitchen:	2004													
Baths:														
Plumbing:														
Electric:														
Heating:														
General:														
Totals	1	5	2											

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value										
GLA	Gross Liv Ar	1,255	398.210	499,754										
Sub Area	% Usbl	Descrip	% Type	Qu # Ten										

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value									
GLA	Gross Liv Ar	1,255	398.210	499,754									
Net Sketched Area:	Total:	1,255	499,754										
Size Ad	1255	Gross Are	1255	FinArea	1255								

IMAGE

AssessPro Patriot Properties, Inc